

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
S/S Kallan Court, 326 ft. W  
of c/l Francis Avenue \* ZONING COMMISSIONER  
5620 Kallan Court  
13th Election District \* OF BALTIMORE COUNTY  
1st Councilmanic District  
Legal Owner: NVR Homes, Inc. \* Case No. 97-16-A  
Lessee: Joseph Chamberlain,  
et ux, Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 5620 Kallan Court in the Arbutus section of Baltimore County. Variance relief is requested to permit a setback of 19 ft., in lieu of the required 25 ft., pursuant to Section 1B01.2.C.1.d. of the Baltimore County Zoning Regulations (BCZR). The Petitioners also seek approval to amend the final development plan for lot No. 23 of the Forest Ridge subdivision. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Judith M. Floam, from Colbert, Matz and Rosenfelt, engineers. Ms. Floam's company prepared the site plan. Also present was Robert A. Harris, IV on behalf of Sack and Associates, P.C., and T. Braden Maley on behalf of Ryan Homes. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence offered was that the subject site is .21 acres in area, zoned D.R.3.5. The property is known as 5620 Kallan Court, (also lot No. 23 of the Forest Ridge subdivision) in Arbutus. The property is improved with an existing single family dwelling which contains an attached deck to the rear and garage. Presently, the house is under lease to Joseph and Michele Chamberlain. It is envisioned that Mr. and Mrs. Chamberlain will acquire the site if variance relief is obtained. The Petition is filed by NVR Homes, Inc., property owner.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

The subject subdivision and the property is new and the house was recently constructed. Apparently, construction was commenced and completed notwithstanding the fact that the requested variance is necessary. As noted on the site plan, the front corner of the garage is located approximately 19.8 ft. from the property line. The area of the dwelling actually containing the living space is approximately 22 ft. from the property line. As noted above, Section 1B01.2.C.1.d of the BCZR requires a 25 ft. front yard setback.

It was explained at the hearing that the house is located where currently situated due to site constraints unique to the rear yard. As shown on both the site plan and in photographs submitted, the rear yard significantly slopes and falls away drastically from the rear building wall. Testimony offered was that the building envelope was located in the front portion of the lot to avoid these site constraints and take advantage of the flat portion of the property immediately adjacent to Kallan Court. The Petitioner now requests variance relief to legitimize this existing situation.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, I am persuaded to grant the Petition for Zoning Variance. The site constraints and steep slopes are unique factors which justify the variance relief. The house is consistent with other dwellings on this street and in this community. In my judgment, the Petitioner would suffer a practical difficulty if relief were denied and the variance can be granted without any real detriment to the surrounding neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

ORDER RECEIVED FOR FILING

Date

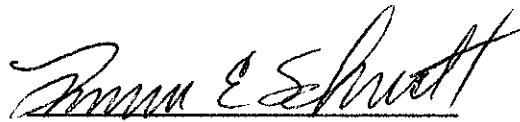
By

8/14/96  
M. Dorak

MICROFILMED

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14<sup>th</sup> day of August, 1996 that a variance from Section 1B01.2.C.1.d. of the Baltimore County Zoning Regulations (BCZR) to allow a setback of 19 ft., in lieu of the required 25 ft., and to amend the Final Development Plan for lot No. 23, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING  
Date 8/14/96  
BY M. G. G. G.

MICROFILMED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

August 13, 1996

Mr. T. Braden Maley  
Ryan Homes  
11460 Cronridge Drive, Suite 210  
Owings Mills, Maryland 21117

Mr. Robert A. Harris, IV  
Sack and Associates, P.C.  
8300 Greensboro Drive, Suite 1080  
McLean, VA 22102

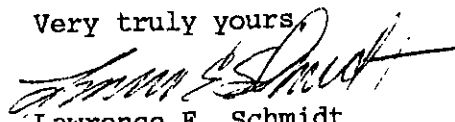
RE: Petition for Variance  
Case No. 97-16-A  
Property Location: 5620 Kallan Drive, Lot No. 23

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

c: Mr. and Mrs. Joseph Chamberlain, 5620 Kallan Court, 21227  
c: Ms. Judith M. Floam, Colbert, Matz and Rosenfelt, 3723 Old Court Road  
Balto. Md. 21208

MICROFILMED



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5620 KALLAN COURT

97-16-A

which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.1.D OF THE BALTIMORE COUNTY ZONING REGULATIONS FOR A FRONT YARD SETBACK OF 19 FEET IN LIEU OF THE REQUIRED 25 FEET. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 23.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) THAT THE PROPERTY IS UNIQUE AND UNUSUAL SUCH THAT THE UNIQUENESS AND PECULIARITY OF THE PROPERTY CAUSES THE ZONING PROVISIONS TO IMPACT DISPROPORTIONATELY UPON THE PROPERTY. PRACTICAL DIFFICULTY AND UNREASONABLE HARDSHIP RESULT FROM THE DISPROPORTIONATE IMPACT OF THE PROVISIONS OF THE ZONING REGULATIONS CAUSED BY THE PROPERTY'S UNIQUENESS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

JOSEPH AND MICHELE CHAMBERLAIN

(Type or Print Name)

*Joseph Chamberlain Michele Chamberlain*  
Signature (JC #11/96)

5620 KALLAN COURT

Address

HALETHORPE MD 21227

City State Zipcode

Attorney for Petitioner:

SACK & ASSOCIATES, P.C., ROBERT A.

(Type or Print Name) HARRIS IV

*Robert A. Harris IV*  
Signature

8300 GREENSBORO DRIVE

SUITE 1080 (703) 883-0102

Address Phone No.

MCLEAN VA 22102

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

NVR HOMES, INC., A VIRGINIA CORPORATION

(Type or Print Name) James M. Sack, Vice President

*James M. Sack*  
Signature

Patricia E. Birth, Assistant Secretary

(Type or Print Name)

*Patricia E. Birth, Asst. Secretary*  
Signature

11460 CRONRIDGE DRIVE

SUITE 128

(410) 654-0501

Address Phone No.

OWINGS MILLS MD 21117

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

RICHARD E. MATZ, P.E.

COLBERT MATZ ROSENFELT, INC.

3723 OLD COURT ROAD #206

BALTIMORE, MD 21208 (410) 653-3838

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

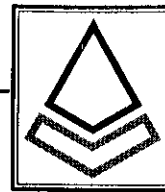


MICROFILMED



# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



97-16-A

## ZONING DESCRIPTION

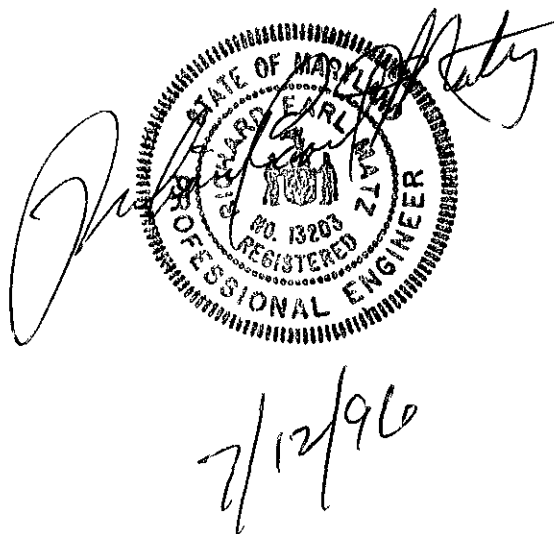
5620 KALLAN COURT

ELECTION DISTRICT 13 COUNCILMANIC DISTRICT 1

BEGINNING AT A POINT ON THE SOUTH SIDE OF KALLAN COURT WHICH IS 46 FEET WIDE AT A DISTANCE OF 326 FEET WEST OF THE CENTERLINE OF FRANCIS AVENUE WHICH IS 60 FEET WIDE. BEING LOT #23 IN THE RESUBDIVISION OF PARCEL 'B' FOREST RIDGE AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #67, FOLIO #65.

CONTAINING 8,930 SQUARE FEET OR 0.21 ACRES.

I:\JOBS\95029.DES 7/9/96



MICROFILMED

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY** 97-16-A  
Towson, Maryland

District: \_\_\_\_\_

Date of Posting: 7/29/96

Posted for: \_\_\_\_\_

Special Hearing

Petitioner: \_\_\_\_\_

Location of property: \_\_\_\_\_

5620 Yellow Ct.

Location of Sign: \_\_\_\_\_

Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by: \_\_\_\_\_

M. H. H. H.  
Signature

Date of return: \_\_\_\_\_

8/1/96

Number of Signs: \_\_\_\_\_

1

MICROFILMED





BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCIAL REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

222892

97-16-A

DATE

7-12-96

ACCOUNT

R-CH-CISE

AMOUNT \$

135.00

RECEIVED  
FROM:

NUK. Home, Inc. c/o R-RT Harris.  
5300 Green St. Dr.

010 R. O. H. 1.30  
080 1 sign 1.35  
030 SPH to Angelo 1.30

RV +  
RSPH +  
SIGN

FOR:

TOTAL 1155

MICROFILMED

01A00ND340MICHR  
BA 0002125PM07-12-96

\$135.00

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

16



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 16 Petitioner: NVR Homes, Inc.  
Location: 5620 KALLAN COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: NVR Homes, Inc. H/a Ryan Homes  
ADDRESS: % Ms. Patty Birth  
11460 Cranridge Drive, Suite 128, Owings Mills, MD  
PHONE NUMBER: 410 654-0501 21117

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY  
July 25, 1996 Issue - Jeffersonian

Please forward billing to:

NVR Homes, Inc., t/a Ryan Homes  
c/o Ms. Patty Birth  
11460 Cronridge Drive #128  
Owings Mills, MD 21117  
654-0501

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-16-A (Item 16)  
5620 Kallan Court  
S/S Kallan Court, 326' W of c/l Francis Avenue  
13th Election District - 1st Councilmanic  
Legal Owner(s): NVR Homes, Inc., a Virginia corporation  
Contract Purchaser(s): Joseph and Michele Chamberlain

Variance for a front yard setback of 19 feet in lieu of the required 25 feet and to amend the Final Development Plan for Lot 23.

HEARING: MONDAY, AUGUST 12, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Rescheduled from 1/16/96  
CASE NUMBER: 96-245-SPH (Item 245)  
7200 Green Bank Road  
N/S Green Bank Road, 25' E of c/l Choptank Road  
15th Election District - 5th Councilmanic  
Legal Owner: Paul D. Kiebler and Jean A. Kiebler

Special Hearing to determine whether the divisional lines established on the plat accompanying this Petition are in compliance with the provisions of Section 417.3 and such other actions which will be required to construct the piers as shown on the plat; further to determine that the adjacent properties designated as Lot #31 and #32 are not in compliance with the provisions of B.C.Z.R. contained in Section 417; and to determine such items which may be presented at the hearing relative to this issue.

HEARING: WEDNESDAY, APRIL 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

Rescheduled from 11/29/95 and 2/21/96  
CASE NUMBER: 96-168-SPHA (Item 162)  
2260 Cromwell Bridge Road  
Sanders Corner  
NW/S. Cromwell Bridge Road, 78' SW of c/l Loch Raven Road  
9th Election District - 6th Councilmanic  
Legal Owner: Ronald Sanders

Special Hearing to allow commercial parking in a residential zone; to amend a previous site plan dated 10/23/90 (case #91-256-SPH); to confirm an existing non-conforming use; and to approve a modified parking plan. Variance to allow for a reduction in the required number of parking spaces from 72 to 39.

HEARING: WEDNESDAY, APRIL 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-317-SPH (Item 316)  
5 Celebrie Court  
E/S Celebrie Court, approximately 500' S of Glenbaur Road  
11th Election District - 5th Councilmanic  
Legal Owner: Sharon L. Rose

Special Hearing to approve an addition for an in-law apartment with self-contained facilities and kitchen for owner's parents.

HEARING: WEDNESDAY, APRIL 3, 1996 at 11:00 a.m. in Room 106, County Office Building.

CASE NUMBER: 96-318-A (Item 319)  
1633 Jeffers Road  
S/S Jeffers Road, 145' NE of c/l Thornton Road  
8th Election District - 4th Councilmanic  
Legal Owner: Charles M. Hughes and Lynnallen Hughes

Variance to permit two storage sheds to be situated in the side yard in lieu of the rear yard.

HEARING: WEDNESDAY, APRIL 3, 1996 at 2:00 p.m. in Room 106, County Office Building.

CASE NUMBER: 96-319-SPH (Item 318)  
600 Reisterstown Road  
4th Election District - 3rd Councilmanic  
Legal Owner: Pikesville Plaza Building Company  
Contract Purchaser/Lessee: L & J Associates, Inc.

Special Hearing to approve the use of the premises as a beauty shop with accessory massage services.

HEARING: THURSDAY, APRIL 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-320-SPH (Item 328)  
600 Reisterstown Road  
NWC Reisterstown Road and Slade Avenue  
4th Election District - 3rd Councilmanic  
Legal Owner: Frank Scarfield/Pikesville Plaza Building Company  
Contract Purchaser/Lessee: Progressive Ambulance Company/Millard C. Sheppard

Special Hearing to approve an amendment to the site plan and parking variance granted in case #74-232-A to allow a total of 161 spaces provided in lieu of of the total 172 spaces permitted and to reduce the total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces. Special Exception to permit a service garage providing for storage and parking of ambulances and limousines.

HEARING: THURSDAY, APRIL 4, 1996 at 10:00 a.m. in Room 118, Old Courthouse.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 18, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-16-A (Item 16)  
5620 Kallan Court  
S/S Kallan Court, 326' W of c/l Francis Avenue  
13th Election District - 1st Councilmanic  
Legal Owner(s): NVR Homes, Inc., a Virginia corporation  
Contract Purchaser(s): Joseph and Michele Chamberlain

Variance for a front yard setback of 19 feet in lieu of the required 25 feet and to amend the Final Development Plan for Lot 23.

HEARING: MONDAY, AUGUST 12, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: NVR Homes, Inc./Patricia E. Birth  
Richard E. Matz, P.E.  
Joseph and Michele Chamberlain  
Sack and Associates, P.C.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MISSING PLANNED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 5, 1996

Robert A. Harris IV, Esquire  
Sack & Associates, P.C.  
8300 Greensboro Drive, Suite 1080  
McLean, VA 22102

RE: Item No.: 16  
Case No.: 97-16-A  
Petitioner: NVR Homes, Inc.

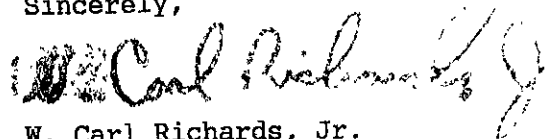
Dear Mr. Harris:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

7-22-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 016 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS

MICROFILMED

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 7/19/98  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: July 22

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 8  
9  
10  
15  
(16)

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:      Arnold Jablon, Director  
         Permits and Development  
         Management

DATE:   July 19, 1996

FROM:   Pat Keller, Director  
         Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 10, 11, 12, 13, 15, and 16

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Darryl L. Keen*

PK/JL

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 07/23/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 22, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 008, 009, 010, 013, 014,  
015 AND 016.

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
TOWSON, MARYLAND 21204



DIRECTOR

A handwritten signature in black ink, appearing to read "J. J. [unclear]", is written over the word "DIRECTOR".

BUILDINGS ENGINEER

A handwritten signature in black ink, appearing to read "John R. [unclear]", is written over the words "BUILDINGS ENGINEER".

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: July 22, 1996

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for July 22, 1996  
Item Nos. 008, 009, 010, 015 & 016

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County  
Office of Law

400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4420  
Fax: (410) 296-0931

November 3, 1995

The Honorable John H. Garmer  
Judge of the District Court for Baltimore County  
Judge's Chambers  
120 E. Chesapeake Avenue  
Towson, Maryland 21286

RE: Baltimore County v. Greg and Dorothy White  
Case No. SP00610-95

Dear Judge Garmer:

This is to advise that Greg and Dorothy White have paid  
\$285.00 toward their bill.

Very truly yours,

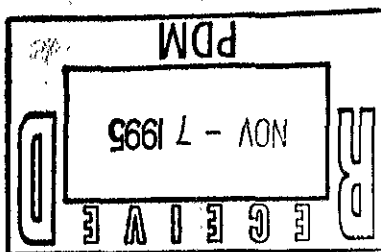
WILLIAM O. JENSEN, JR.  
Assistant County Attorney

WOJ,JR:ak

cc/Enc.: Greg and Dorothy White  
cc/Enc.: Arnold Jablon, Director, PDM, M.S. 1105  
cc/Enc.: James Gibson, Director, Finance, M.S. 2111

P.S.: Arnold Jablon: Do they owe us another \$285.00?  
Have we billed them?

Bill, This is P.I.F. #285.00  
for services rendered. Thank you,  
Close case, Wayne Plan  
Ass't. Code Engr 50p.



Printed with Soybean Ink

# PETITION PROBLEMS

## #10 --- JCM

1. No fee was charged for special hearing to amend the final development plan.

## #11 --- MJK

1. No telephone number for legal owner.

## #12 --- MJK

1. Petitioner's copy of receipt still in folder.

## #13 --- MJK

1. No undersized lot information in folder.

## #14 --- MJK

1. No undersized lot information in folder.

## #16 --- JRA

1. No review information on bottom of petition form.
2. No item number on any papers in folder.
3. Who signed for contract purchaser? - Need authorization.

MICROFILMED

July 16, 1996

PANEL BP1018M  
TIME: 09:29:04  
DATE: 05/21/96  
AUTOMATED PERMIT TRACKING SYSTEM  
APPROVALS DETAIL SCREEN  
PLR  
13:04:15

PERMIT #	CONTROL #	RA	AGENCY	DATE	CODE	COMMENTS
B260238						
ENVRMNT	01	ANE/EASTERN-3/19	BC	04/12/96	01	01 DAS FOR CAP OFF
PERMITS	01	05/01/96				

01 THRU 99 INDICATES AN "APPROVAL" \*\* 10 THRU 99 INDICATES A "DISAPPROVAL"  
ENTER - GENERAL PERMIT PFA - ISSUE PERMIT  
PF3 - INSPECTIONS  
PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RECEIVED

February 27, 1996

Richard E. Matz, P.E.  
Vice President  
Colbert Matz Rosenfelt, Inc.  
3723 Old Court Road  
Suite 206  
Baltimore, MD 21208

RE: Zoning Verification  
Forest Knoll, Lot 21  
Garage Setback Requirements

Dear Mr. Matz:

Reference is made to your letter dated February 19, 1996 in which you requested clarification of the required garage setback requirements in light of Bill #2-92.

The most recent edition of the Comprehensive Manual of Development Policies (CMDP) defines building face as: "The primary front, side or rear line of a building. It does not include such building face projections as porches, garages (except where regulated), decks, steps and dormer windows." The D.R. regulations, as amended by Bill #2-92, address single family dwelling setbacks from a building face standpoint (see Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations and pages 4 and 5, Residential Standards, of the CMDP). Because the above definition specifically excludes garages, there was no standard for a garage setback. When first confronted with this apparent oversight, it was determined that we would hold the old CMDP requirement for gates of 22 feet (see V.B.8 of the old CMDP) and, to my knowledge, this has been consistently applied in all like situations since the inception of Bill #2-92.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

  
Catherine A. Milton  
Planner I, Zoning Review

CAM:scj

c: Arnold Jablon

MICROFILMED





PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Judith M. Floam

T. BRADEN MALEY

ROBERT A. HARRIS IV

ADDRESS

Colbert Place Roosevelt  
3723 Old Court Rd, Balto. 21208

RYAN HOMES

11460 CROWRIDGE DR SUITE 210 anding  
SACK+ ASSOCIATES, P.C.  
8300 Greensboro Drive, SUITE 1080  
MCLEAN, VA 22102

MICROFILMED

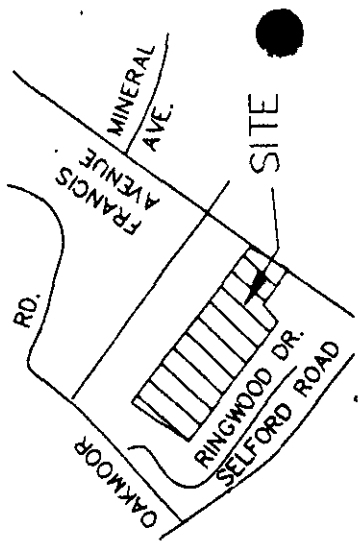
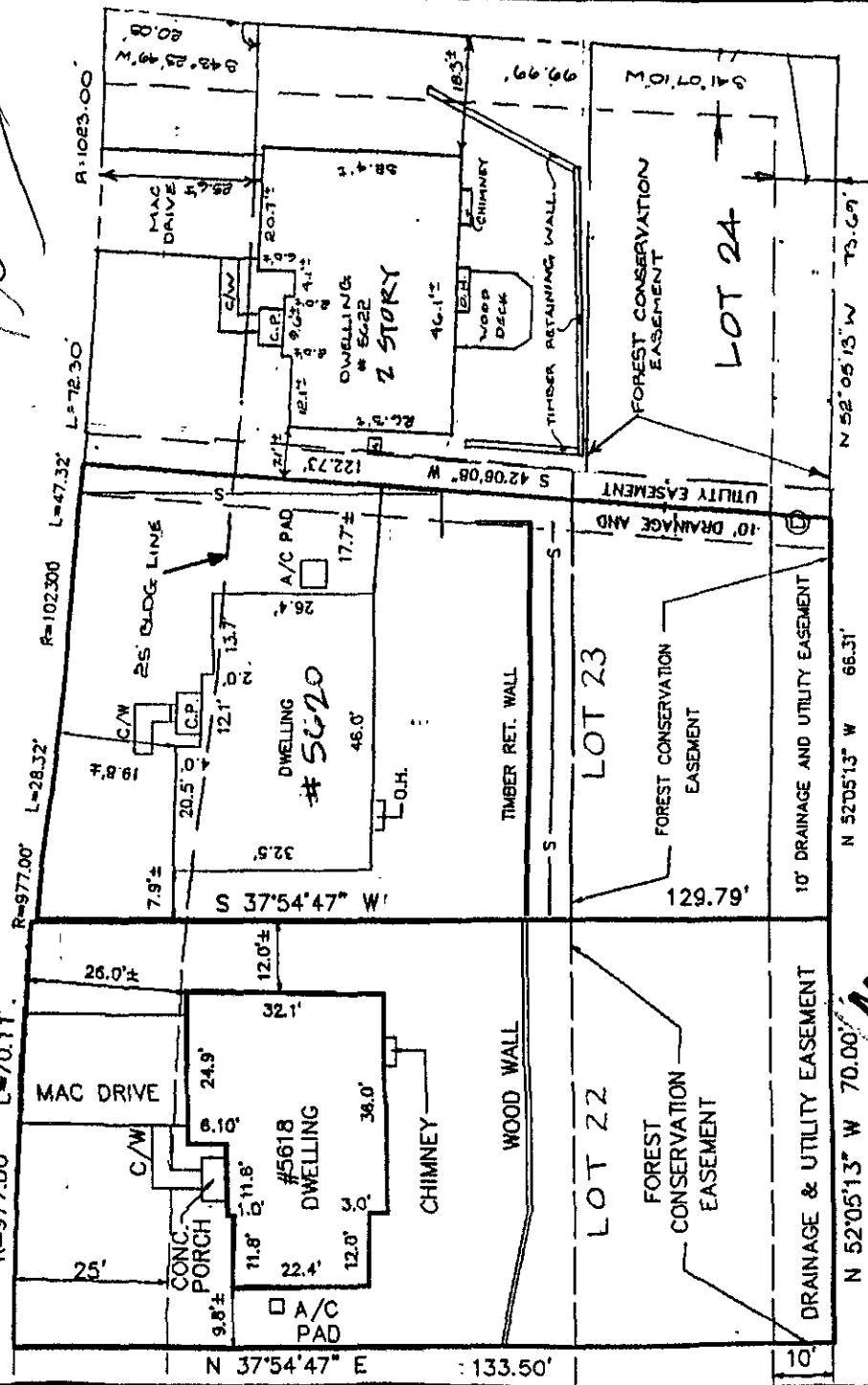
# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 5620 KALLAN CT. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: FOREST RIDGE  
 plat book # 67, folio # 65, lot # 23, section #       

OWNER: NVR HOMES INC., A VIRGINIA CORPORATION  
KALLAN COURT  
 (46' R/W)

97-16-A  
 [Handwritten signature]



Vicinity Map  
 scale: 1"=1000'

**LOCATION INFORMATION**

Councilmanic District: 1  
 Election District: 13  
 1"=200' scale map #: SW 6-E  
 Zoning: DR.3.5  
 Lot size: 0.21 acreage 8,930 square feet

public ☒ private ☐  
 SEWER: ☒ WATER: ☒  
 Chesapeake Bay Critical Area: ☐ yes ☒ no  
 Prior Zoning Hearings: NONE

**Zoning Office USE ONLY!**

reviewed by:        ITEM #:        CASE #:       

JAMES AND SANDRA  
 SANDERSON

SHAWN AND JANICE  
 BLUM



North

date: 7/3/96  
 prepared by: COLBERT, MATZ, ROSENFELT Scale of Drawing: 1"= 30'

**MICROFILMED**







IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
5/5 Kallan Court, 326 ft. W \* ZONING COMMISSIONER  
of c/1 Francis Avenue \*  
5620 Kallan Court \* OF BALTIMORE COUNTY  
13th Election District  
1st Councilmanic District  
Legal Owner: NVR Homes, Inc. \* Case No. 97-16-A  
Lessee: Joseph Chamberlain,  
et ux, Petitioner  
\* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 5620 Kallan Court in the Arbutus section of Baltimore County. Variance relief is requested to permit a setback of 19 ft., in lieu of the required 25 ft., pursuant to Section 1801.2.C.1.d. of the Baltimore County Zoning Regulations (BCZR). The Petitioners also seek approval to amend the final development plan for lot No. 23 of the Forest Ridge subdivision. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Judith M. Floam, from Colbert, Matz and Rosenfelt, engineers. Ms. Floam's company prepared the site plan. Also present was Robert A. Harris, IV on behalf of Sack and Associates, P.C., and T. Braden Maley on behalf of Ryan Homes. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence offered was that the subject site is .21 acres in area, zoned D.R.3.5. The property is known as 5620 Kallan Court, (also lot No. 23 of the Forest Ridge subdivision) in Arbutus. The property is improved with an existing single family dwelling which contains an attached deck to the rear and garage. Presently, the house is under lease to Joseph and Michele Chamberlain. It is envisioned that Mr. and Mrs. Chamberlain will acquire the site if variance relief is obtained. The Petition is filed by NVR Homes, Inc., property owner.

The subject subdivision and the property is new and the house was recently constructed. Apparently, construction was commenced and completed notwithstanding the fact that the requested variance is necessary. As noted on the site plan, the front corner of the garage is located approximately 19.8 ft. from the property line. The area of the dwelling actually containing the living space is approximately 22 ft. from the property line. As noted above, Section 1801.2.C.1.d of the BCZR requires a 25 ft. front yard setback.

It was explained at the hearing that the house is located where currently situated due to site constraints unique to the rear yard. As shown on both the site plan and in photographs submitted, the rear yard significantly slopes and falls away drastically from the rear building wall. Testimony offered was that the building envelope was located in the front portion of the lot to avoid these site constraints and take advantage of the flat portion of the property immediately adjacent to Kallan Court. The Petitioner now requests variance relief to legitimize this existing situation.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, I am persuaded to grant the Petition for Zoning Variance. The site constraints and steep slopes are unique factors which justify the variance relief. The house is consistent with other dwellings on this street and in this community. In my judgment, the Petitioner would suffer a practical difficulty if relief were denied and the variance can be granted without any real detriment to the surrounding neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

-2-

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of August, 1996 that a variance from Section 1801.2.C.1.d. of the Baltimore County Zoning Regulations (BCZR) to allow a setback of 19 ft., in lieu of the required 25 ft., and to amend the Final Development Plan for lot No. 23, be and is hereby GRANTED, subject, however, to the following restriction:

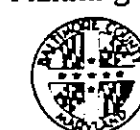
1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mnn

-3-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

August 13, 1996

Mr. T. Braden Maley  
Ryan Homes  
11460 Cronridge Drive, Suite 210  
Owings Mills, Maryland 21117

Mr. Robert A. Harris, IV  
Sack and Associates, P.C.  
8300 Greensboro Drive, Suite 1080  
McLean, VA 22102

RE: Petition for Variance  
Case No. 97-16-A  
Property Location: 5620 Kallan Drive, Lot No. 23

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mnn

encl.  
c: Mr. and Mrs. Joseph Chamberlain, 5620 Kallan Court, 21227  
c: Ms. Judith M. Floam, Colbert, Matz and Rosenfelt, 3723 Old Court Road  
Balto. Md. 21208

Processed with Scantron 104

## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5620 KALLAN COURT  
which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.1.d OF THE BALTIMORE COUNTY ZONING REGULATIONS FOR A FRONT YARD SETBACK OF 19 FEET IN LIEU OF THE REQUIRED 25 FEET, AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 23.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) THAT THE PROPERTY IS UNIQUE AND UNUSUAL SUCH THAT THE UNIQUENESS AND PECULIARITY OF THE PROPERTY CAUSES THE ZONING PROVISIONS TO IMPOSE DISPROPORTIONATELY UPON THE PROPERTY. PRACTICAL DIFFICULTY AND UNREASONABLE HARDSHIP RESULT FROM THE DISPROPORTIONATE IMPACT OF THE PROVISIONS OF THE ZONING REGULATIONS CAUSED BY THE PROPERTY'S UNIQUENESS.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee  
JOSEPH AND MICHELE CHAMBERLAIN  
(Type or Print Name)  
*Joseph Chamberlain Michele Chamberlain*  
5620 KALLAN COURT  
Address  
HALETHORPE MD 21227  
City State Zip  
Attorney for Petitioner  
SACK & ASSOCIATES, P.C., ROBERT A. HARRIS IV  
(Type or Print Name)  
*Robert A. Harris IV*  
8300 GREENSBORO DRIVE  
SUITE 1080 (703) 883-0102  
Address Phone No.  
MCLEAN VA 22102  
City State Zip

Use no specialty devices and affix under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.  
Legal Owner(s):  
NVR HOMES, INC., A VIRGINIA CORPORATION  
(Type or Print Name) James W. Sack, Vice President  
*James W. Sack*  
Patricia E. Birth, Assistant Secretary  
(Type or Print Name)  
*Patricia E. Birth*  
11460 CRONRIDGE DRIVE  
SUITE 128 (410) 654-0501  
Address Phone No.  
OWINGS MILLS MD 21117  
City State Zip  
Name, address and phone number of legal owner, contact purchaser or representative if so authorized.  
RICHARD E. MATZ, P.E.  
COLBERT MATZ ROSENFELT, INC.  
3723 OLD COURT ROAD #206  
BALTIMORE, MD 21208 (410) 653-3838  
City State Zip

ESTIMATED LENGTH OF HEARING  
unavailable for hearing  
the following date: \_\_\_\_\_ Next Two Months  
ALL \_\_\_\_\_ OTHER \_\_\_\_\_  
REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Colbert Matz Rosenfelt, Inc.  
Civil Engineers • Surveyors • Planners

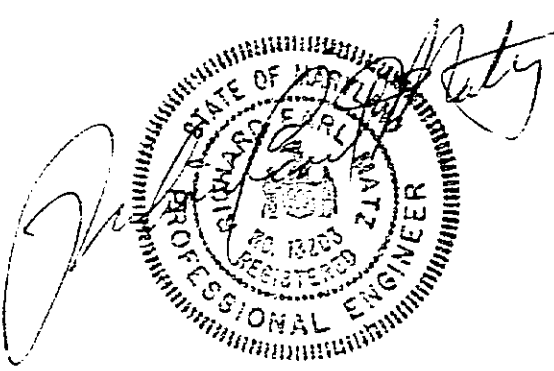


97-16-A ZONING DESCRIPTION  
5620 KALLAN COURT  
ELECTION DISTRICT 13 COUNCILMANIC DISTRICT 1

BEGINNING AT A POINT ON THE SOUTH SIDE OF KALLAN COURT WHICH IS 46 FEET WIDE AT A DISTANCE OF 326 FEET WEST OF THE CENTERLINE OF FRANCIS AVENUE WHICH IS 60 FEET WIDE. BEING LOT #23 IN THE RESUBDIVISION OF PARCEL 'B' FOREST RIDGE AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #67, FOLIO #65.

CONTAINING 8,930 SQUARE FEET OR 0.21 ACRES.

21\JOBS\95029.DES 7/9/96



*7/12/96*

3723 Old Court Road, Suite 206 Baltimore, Maryland 21208  
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: \_\_\_\_\_ Date of Posting: 7/21/96  
Posted for: David Harris  
Petitioner: \_\_\_\_\_  
Location of property: 5620 Kallan Ct.  
Location of Sign: Along driveway on property being posted  
Remarks: \_\_\_\_\_  
Posted by: L. Harris Signature \_\_\_\_\_ Date of return: 7/19/96  
Number of Signs: 1

### CERTIFICATE OF PUBLICATION

TOWSON, MD. 7/25, 1996  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/25, 1996.

THE JEFFERSONIAN,  
*A. Henriksen*  
LEGAL AD. - TOWSON

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Greenleaf Avenue, in Towson, Maryland 21204, on August 12, 1996 at 10:00 A.M. in the 118 Old Courthouse.

Case: 97-16-A  
Room: 108  
5620 Kallan Court  
5620 Kallan Court, 5620 Kallan Court, 5620 Kallan Court  
Legal Owner(s):  
NVR Homes, Inc.  
A Virginia Corporation  
Contact Purchaser/Lessee:  
Joseph and Michele Chamberlain  
Witnesses: For a tract and portion of 100 feet or less of the parcel 25 feet and to amend the final development plan for Lot 23.  
Hearing: Monday, August 12, 1996 at 10:00 A.M. in the 118 Old Courthouse.  
Lawrence E. Schmidt  
Zoning Commissioner for Baltimore County  
NOTES: (1) Hearings are held on Wednesdays. (2) For information concerning the hearing, please call 887-3353.  
7/25/96 25 C0887





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

#### PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

#### For newspaper advertising:

Item No.: 16 Petitioner: NVR Homes, Inc.

Location: 5620 KALLAN COURT

#### PLEASE FORWARD ADVERTISING BILL TO:

NAME: NVR Homes, Inc. 4/a Ryan Homes

ADDRESS: 4/a Ms. Patty Birth

11460 Cranridge Drive, Suite 128, Owings Mills, MD  
21117

PHONE NUMBER: 410 654-0501

TO: PUTNEY PUBLISHING COMPANY  
July 25, 1996 Issue - Jeffersonian

#### Please forward billing to:

NVR Homes, Inc., t/a Ryan Homes  
c/o Ms. Patty Birth  
11460 Cranridge Drive #128  
Owings Mills, MD 21117  
654-0501

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-16-A (Item 16)  
5620 Kallan Court  
5/8 Kallan Court, 326' W of c/l Francis Avenue  
13th Election District - 1st Councilmanic  
Legal Owner(s): NVR Homes, Inc., a Virginia corporation  
Contract Purchaser(s): Joseph and Michele Chamberlain

Variance for a front yard setback of 19 feet in lieu of the required 25 feet and to amend the Final Development Plan for lot 23.

HEARING: MONDAY, AUGUST 12, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 18, 1996

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-16-A (Item 16)  
5620 Kallan Court  
5/8 Kallan Court, 326' W of c/l Francis Avenue  
13th Election District - 1st Councilmanic  
Legal Owner(s): NVR Homes, Inc., a Virginia corporation  
Contract Purchaser(s): Joseph and Michele Chamberlain

Variance for a front yard setback of 19 feet in lieu of the required 25 feet and to amend the Final Development Plan for lot 23.

HEARING: MONDAY, AUGUST 12, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

ARNOLD JABLON  
Director

cc: NVR Homes, Inc./Patricia E. Birth  
Richard E. Katz, P.E.  
Joseph and Michele Chamberlain  
Sack and Associates, P.C.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 5, 1996

Robert A. Harris IV, Esquire  
Sack & Associates, P.C.  
8300 Greensboro Drive, Suite 1080  
McLean, VA 22102

RE: Item No.: 16  
Case No.: 97-16-A  
Petitioner: NVR Homes, Inc.

Dear Mr. Harris:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 016 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for Bob Small  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2256 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

#### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: 7/22

DATE: 7/19/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:  
8  
9  
10  
15  
16

RBS:sp  
BRUCE2/DEPRM/TXTS8P

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management  
FROM: Pat Keller, Director  
Office of Planning  
SUBJECT: Petitions from Zoning Advisory Committee

DATE: July 19, 1996

The Office of Planning has no comments on the following petition(s):  
Item Nos. 10, 11, 12, 13, 15, and 16

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long  
Division Chief: Jeffrey W. Long

PK/JL

ITEM10/PZONE/TXTJWL

Baltimore County Government  
Fire Department



700 East Jones Road  
Towson, MD 21204-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 07/23/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 22, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 008, 009, 010, 013, 014, 015 AND 016.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink  
on Recycled Paper



TO: Arnold Salton, Director  
Department of Permits & Development  
Management

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for July 22, 1996  
Item Nos. 008, 009, 010, 015 & 016

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

SNB:RJO:jrb

cc: File

#10 --- JCM

1. No fee was charged for special hearing to amend the final development plan.

#11 --- MJK

1. No telephone number for legal owner.

#12 --- MJK

1. Petitioner's copy of receipt still in folder.

**#13 --- MJK**

1. No undersized lot information in folder.

#14 --- MJK

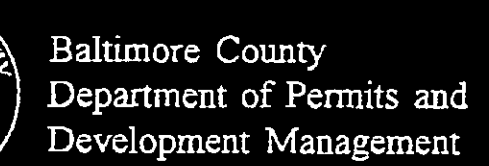
1. No undersized lot information in folder.

**#16 --- JRA**

1. No review information on bottom of petition form.
2. No item number on any papers in folder.
3. Who signed for contract purchaser? - Need authorization.

July 16, 1996

P.2/2



Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 27, 1996

**Richard E. Matz, P.E.**  
Vice President  
**Colbert Matz Rosenfelt, Inc.**  
3723 Old Court Road  
Suite 206  
Baltimore, MD 21208

RE: Zoning Verification  
Forest Knoll, Lot 21  
Garage Setback Requirements

Dear Mr. Matz:

Reference is made to your letter dated February 19, 1996 in which you requested clarification of the required garage setback requirements in light of Bill #2-92.

The most recent edition of the *Comprehensive Manual of Development Policies* (CMDP) defines building face as: "The primary front, side or rear line of a building. It does not include such building face projections as porches, garages (except where regulated), decks, steps and dormer windows." The D.R. regulations, as amended, require that the minimum standard for a building face from a building face standpoint (see Section 12.1.2.2 of the *Comprehensive Manual of Development Policies*, pages 4 and 5, Residential Districts, of the CMAP). Because the above definition specifically excludes garages, there was no standard for a garage setback. When first confronted with this apparent oversight, it was determined that we would hold the old CMAP requirement for gates of 22 feet face (X.8.8 of the old CMAP) and, to my knowledge, this has been consistently applied in all like situations since the inception of Bill #2-92.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

Catherine A. Milton  
Planner I, Zoning Review

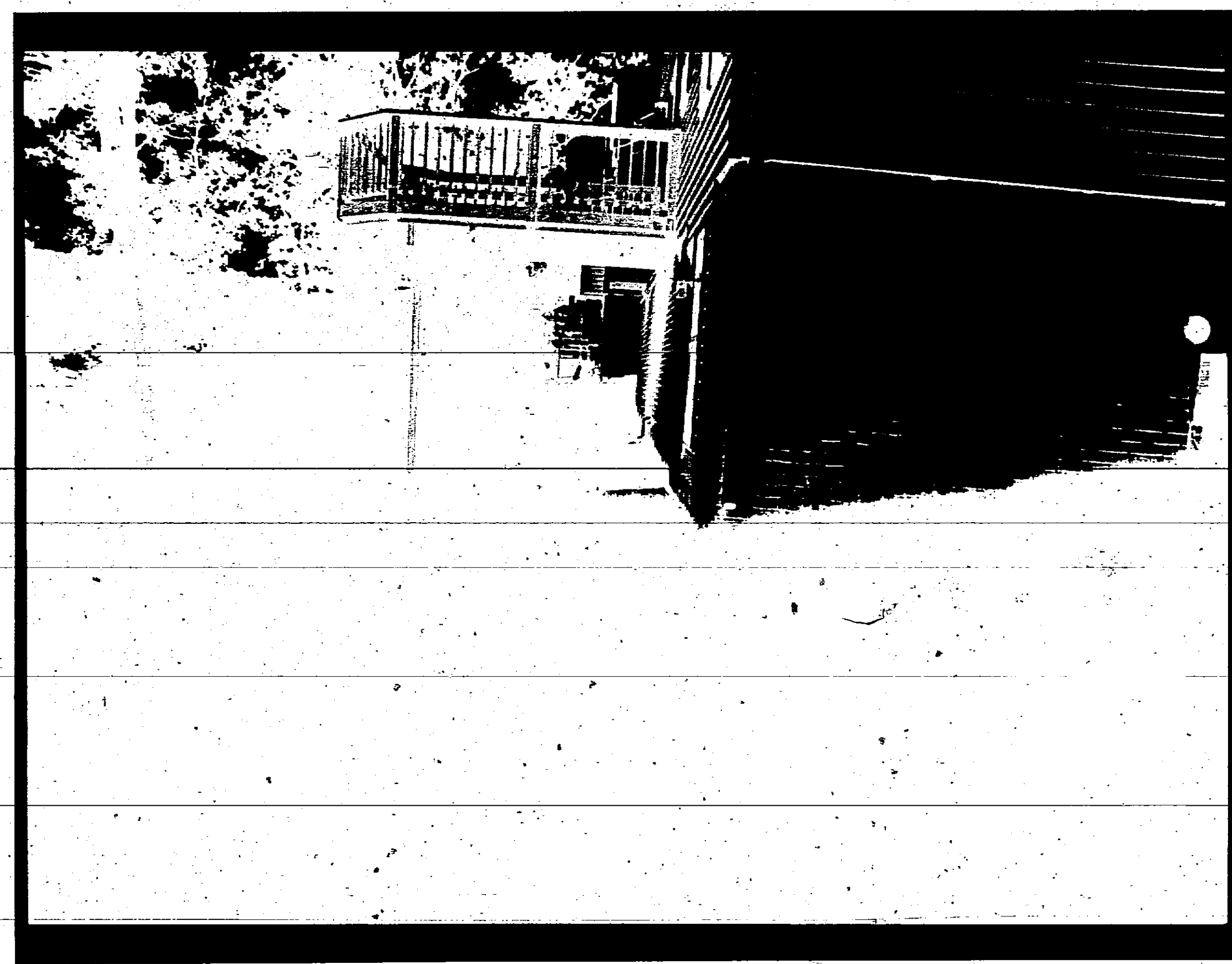
CAM:scj

c: Arnold Jablon

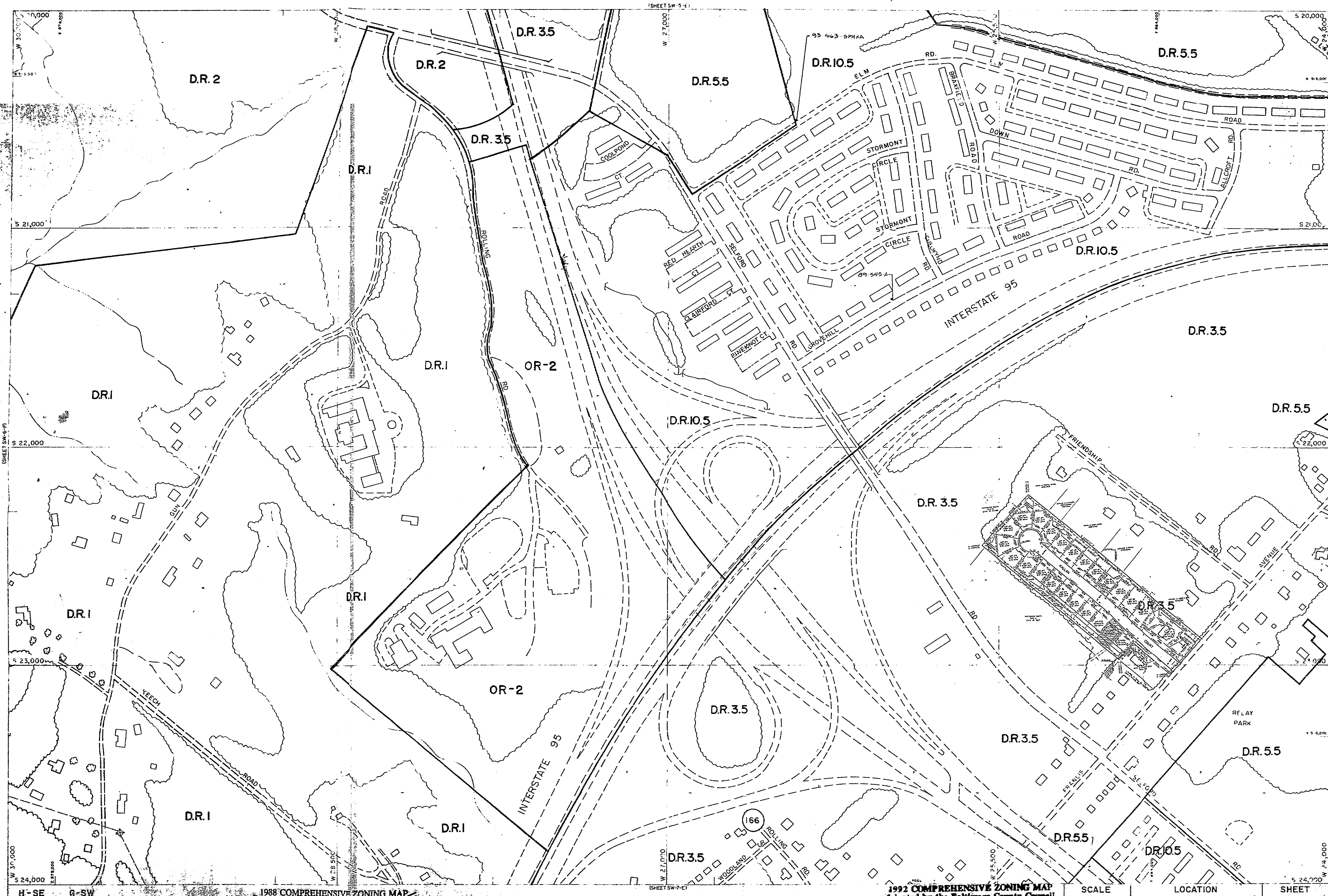
 Printed with Soybean Ink  
on Recycled Paper

<h1 style="margin: 0;">Plan to accompany Petition for Zoning</h1>		<h1 style="margin: 0;">Variance</h1>		<h1 style="margin: 0;">Special Hearing</h1>			
PROPERTY ADDRESS: <u>5620 KILLIAN CT.</u>			see pages 5 & 6 of the CHECKLIST for additional required information				
Subdivision name: <u>FOREST RIDGE</u> plat book: <u>67</u> , folio# <u>65</u> , lot# <u>23</u> , section# _____							
OWNER: <u>NVR HOMES INC., A VIRGINIA CORPORATION</u> <div style="text-align: center; margin-top: 10px;"> <b>KILLIAN COURT</b>  <small>OF TWO</small> </div>							
<p style="position: absolute; top: 100px; left: 100px; font-size: 2em; color: red;">97-16-A</p> <p style="position: absolute; top: 150px; left: 400px; font-size: 3em; color: blue;">Lot No!</p>							
<div style="float: right; width: 20%;">                   Vicinity Map                  scale: 1"=1000'             </div> <div style="clear: both;"></div>							
<h2 style="text-align: center; background-color: #f0f0f0;">LOCATION INFORMATION</h2> <p>Councilman's District: <u>I</u></p> <p>Election District: <u>13</u></p> <p>1"=200' scale map: SW 1/4 E</p> <p>Zoning: <u>DR 3.5</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">Lot size: <u>0.21</u> acreage</td> <td style="width: 50%; border-bottom: 1px solid black;"><u>0.930</u> square foot</td> </tr> </table> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <p>SEWER: <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>WATER: <input type="checkbox"/> <input type="checkbox"/></p> <p>Chesapeake Bay Critical Area: Prior Zoning Hearings: <u>NONE</u></p> </div> <div style="width: 45%; text-align: right;"> <p>points    prices</p> <p>SEWER: <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>WATER: <input type="checkbox"/> <input type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/></p> </div> </div>						Lot size: <u>0.21</u> acreage	<u>0.930</u> square foot
Lot size: <u>0.21</u> acreage	<u>0.930</u> square foot						
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="font-size: 2em; color: blue;">North</p> <p>SHAWNS BLVD AND JAMES SANDERSON</p> </div> <div style="width: 45%; text-align: right;"> <p>JAMES AND SANDRA SANDERSON</p> </div> </div>							
<h2 style="text-align: center; background-color: #f0f0f0;">Zoning Office USE ONLY!</h2> <p>reviewed by: _____ ITEM #: CASE#:</p>							
date: <u>7/3/96</u> prepared by: <u>COLBERT MATZ ROSENHELY</u> Scale of Drawing: 1"= 30'							









H-SE G-SW  
D-NE C-NW

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Chairman, County Council

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Chairman, County Council

SCALE 1" = 200'	LOCATION HALETHORPE	SHEET SW 6-E
DATE OF PHOTOGRAPHY JANUARY 1986	PRINTED	

JUL 10 1996  
COLBERT MATZ ROSENHEIT, INC. 95029

97-16-A